DS C of Newark Enterprises, Inc.

70 BLANCHARD STREET NEWARK, NEW*JERSEY 07105

(201) 589-4200



April 3, 1996

Nick Magriples, CHMM, On-scene Coordinator Removal Action Branch US EPA 2890 Woodbridge Ave. Edison, NJ 08837

Dear Nick:

Pursuant to our conversation today, I have enclosed the Preliminary Assessment Report as submitted to the NJDEP last year. I anticipate that this should provide you with the information that you need.

If I can be of any more assistance to you, please let me know.

Very truly yours,
DSC OF NEWARK ENTERPRISES, INC.

Lara Coraci

Assistant to the President

LC/me

PRELIMINARY ASSESSMENT REPORT HAMILTON INDUSTRIAL PARK 333 HAMILTON BOULEVARD SOUTH PLAINFIELD, NJ

Prepared For:

Norpak Corporation

Prepared By:

ENSA Environmental, Inc. 6205 Route 611, PO Box 369 Plumsteadville, PA 18949

May, 1995

CERTIFICATIONS:

A. The following certification shall be signed by the highest ranking individual at the site with overall responsibility for that site or activity. Where there is no individual at the site with overall responsibility for that site or activity, this certification shall be signed by the individual having responsibility for the overall operation of the site or activity.

I certify under penalty of law that the information provided in this document is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information, and that I am committing a crime of the fourth degree if I make a written false a statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Typed/Printed Hame anthony a Cor	Caci Ille	Preside	nt	
Signature 2	Date	5/2/49	5	
Sworn to and Subscribed Before He				
Date of May 1: 95				· :
Notary LARA CORACI				

NOTIFY PUBLIC OF NEW JERSEY

1. The following certification shall be signed as follows:

- 1. for a corporation, by a principal executive officer of at least the level of vice president;
- 2. For a pertnership or sole proprietorship, by a general partner or the proprietor, respectively; or
- 3. for a municipality, state, federal or other public agency, by either a principal executive officer or ranking elected official; or
- 4. For persons other than 1.3 above, by the person with the legal responsibility for the site.

I contify under penalty of law that I have personally examined and am familiar with the information submitted herein and all attached documents, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inscourate or incomplete information, and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also sware that if I knowingly direct or authorize the violation of any statute I am personally liable for the penalties.

Signature 2 200 pate 5/3/95

Sworn to and Subscribed Before Me

on this 2nd

Date of May 19 95

HOTELY

LARA CORACI NOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES DEC. 33, 1897

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY DIVISION OF RESPONSIBLE PARTY SITE REMEDIATION CN 028, TRENTON, NJ 08625-0028

PRELIMINARY ASSESSMENT REPORT

Please refer to the instructions and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-3.1 through 3.2., before completing this form. Answer all questions. Should you encounter any problems in completing this form, we recommend that you discuss the matter with a representative from the Site Remediation Program. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction. Please call (609) 633-7141 between the hours of 8:30 a.m. and 4:30 p.m. to request assistance.

Date

5/3/95

PLEASE PRINT OR TYPE

•		•
Name Hamilton	Industrial Park	
Boulevard		
n Plainfield	Zip Code	07080
	County Middlesex	· · · · · · · · · · · · · · · · · · ·
k(s)256	-	
Case Number or EPA	Identification Number	
94456, 94473, 94474,	94475 & 94476	
	e site was naturally vege	tated or used as
Owner/		•
Operator	From 11/29/22	To 11/17/24
Owner/Operator	11/17/24	3/20/29
Owner/Operator	3/20/29	8/22/34
Owner/Operator	8/22/34	12/10/34
Owner/Operator	12/10/34	6/31/61
Owner	6/31/61	11/30/76
Owner	11/30/76	4/24/87
Owner	4/24/87	Present
	Boulevard Plainfield Ek(s)	County Middlesex County Middlesex Ck(s)

See A	Attachment I	· · · · · · · · · · · · · · · · · · ·		
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		scription of the most reconal sheets if necessary).		to this preliminary
See	Attachment I	·	· ·	·
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heets if nec	essary).	lucts that are or were his		
Material Name	Typical Annual Usage	Storage Method/ Container Type/Size	Location Reference Keyed to Site Map	To Remain on site? If yes, indicate quantity
• • • • • • • • • • • • • • • • • • • •		See Attachment II		
				· · · · · · · · · · · · · · · · · · ·
ludges: pre hall be iden nd how and	sent and past tified and eva I where mater	er Discharge of Sanitary production processes, in luated, including ultimatials are or were received n a scaled site map.	cluding dates, and thei e and potential dischar	r respective water us rge and disposal poin
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(Attach additional she		•	•	•
Wastewater generat	ed from Columbia	Products, Inc.'s	stripping opera	tion is discharged to the
			Itilities Authori	ty, the Town of Sayrevil
and the South Plainfi	eld Borough Engin	еег.	· · · · · · · · · · · · · · · · · · ·	
	•			
B. Discharge Period:				
From		scharge Type & uantity, if known	Disch	narge/Disposal Point
_5/85	Present W	/astewater Gal/Da	<u>sy</u> <u>San</u>	itary Sewer
				
		· · · · · · · · · · · · · · · · · · · 		
concern describing the Content; (E) Volume	e (A) Type; (B) A; (F) Construction	ge; (C) Dimensio Materials; (G) L	ns of each cont ocation; (H) In	
concern describing the Content; (E) Volume reports, description of Department-approved in place and there is	e (A) Type; (B) A; (F) Construction f drum storage padd leak detection syno discharge history	ge; (C) Dimensio Materials; (G) L d); and (I) Invente stem, pursuant to ry. A site investig	ns of each cont ocation; (H) In ory control rec N.J.A.C. 7:1E gation must be	ainer/area; (D) Chemic tegrity (i.e., tank test
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Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
Rail Spurs or Sidings	Y	Site Map R.R. Condensate	<u> </u>	Y
Above or below ground pump stations	<u> </u>	Pumps	N	<u>Y</u>
Sumps	<u>Y</u>	Sump	<u>N</u>	<u> </u>
Pits	<u> </u>	<u>Pit</u>	N	<u>Y</u>
Rail/Truck loading and unloading areas	<u> </u>	Loading Doc	<u>k N</u>	<u> </u>
Storage pads and areas including Drum and/or waste storage	<u>Y</u>	Roof Equipment	<u>N</u>	<u> </u>
Surface lagoons and impoundments	<u> </u>		· <u></u>	N
Dumpsters	<u> </u>	<u>Dumpster</u> Pesticide	_N	Y
Chemical Storage cabinets or closets	<u> </u>	Storage_	<u> </u>	<u> </u>
B. Drainage systems	and areas, including,		on:	
Floor drains or trenches and piping	<u> </u>	Pipe chase, concrete pate	hes	<u>Y</u>
Process area sinks and piping which receive process waste	<u>N</u>			N
Roof leaders when process operations vent to roof	<u> </u>	Vent Spray Booth	N	<u> </u>
Drainage swales and culverts	<u>N</u>		· · · · · · · · · · · · · · · · · · ·	<u> </u>
Storm sewer collection systems	<u> </u>	Storm drain g Sanitary & sewer stormg	<u> </u>	<u> </u>
Revision No:	, •			

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposa Yes/No
Storm Water and Detention ponds & fire water ponds	_ <u>N</u>			
Surface water bodies	<u> </u>	Creek	<u>N</u>	<u>Y</u>
Septic systems, leach- fields or seepage pits	Y	Septic	<u> </u>	<u> </u>
Dry Wells	<u>N</u>		17	N
C. Discharge and dis	posal areas, including	, without limita	ıtion:	
Waste Piles	Y	Soil/pile	N	Y
Lanfills or Landfarms	<u>N</u>		· ·	<u> N</u>
Sprayfields	N	·		N
Incinerators	<u>N</u>	· · · · · · · · · · · · · · · · · · ·		N
Open Pipe Discharges	5 <u>N</u>			N
D. Other areas of co	ncern, including, with	out limitation:		
Electrical Transforme and Capacitors	rs <u>Y</u>	Transformers	<u> Y</u>	<u> </u>
Areas of stressed vegetation	N	Pipe Chase Concrete Pat		N
Underground piping, including industrial process sewers	<u>Y</u>	Sanitary sewe	•	<u> </u>
Compressor vent discharges	_ <u>N</u> _			<u> </u>
Non-contact cooling water discharges	<u>N</u>			<u>N</u>
Revision No:	<u>-</u>			

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
Discolored Areas or spill areas	<u> </u>	Stain	<u> </u>	<u>_Y</u>
Active or inactive production wells	<u> </u>	Well	N	Y
E. Building interior a limitation:	areas with a potential	for discharge	to the environr	nent, including, without
Loading or transfer areas	<u>N</u>			_ <u>N</u>
Waste Treatment are	as <u>N</u>	· .	·	N
Boiler rooms	<u> </u>	<u>N</u>	N	<u> </u>
Air vents and ducts	<u>N</u>			- <u>N</u>
Hazardous material storage or handling a	neas N_			<u> </u>
F. Any other site spe	cific area of concern.			
·	· · · · · · · · · · · · · · · · · · ·			
			-	•
	evaluation of protecti		remediations	been completed for each
	certifications included	**		Yes X No YesNo
complete a site invest	can not be considered ligation for each area he current NJDEP cle	of concern to		applicant is expected to ence or absence of
A. Have any Industrial Est	environmental quality previous sampling res ablishment not receive d approval by the DepXYes (See A	ults document d a no further partment?	ing environme r action approv	· · · · · · · · · · · · · · · · · · ·
Revision No: Revision Date:				

comp	ave there been any known changes in site conditions or new information developed since letion of previous sampling or remediation? If sampling results were obtained, but are no
part	of this application, please explain below:
	No
indus curre appro	rovide a discussion of any remediation activities previously conducted or underway at the trial establishment, including dates of discharges, remedial action taken, sample results, nt status or copies of Department or other government agency no further action aval(s), if appropriate (attach additional sheets if necessary). In notice of violation was issued to DSC of Newark Enterprises, Inc. for groundwater
	mination by the NJDEP on June 26, 1990 following a release of fuel oil associated with the
	er boiler.
9. D	ischarge History of Hazardous Substances and Wastes:
A.	Have there been any discharges of hazardous substances and wastes?
	XYes (Complete Items B-E)No
B.	Was the Department notified of the discharge?
	XYesNo (Go to Item 9D)
	If yes, provide the case #90-03-23-1336C
C.	Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as a result of the cleanup of this discharge?
	Yes (Submit a copy and go to item 9E)XNo
,	Tes (Submit a copy and go to item 72)
•	
D.	Were sample results obtained?
• .	YesXNo
	If yes, submit the results
	in you, business to the course
٠.	
Devis	ion No:
	ion Date:

	. •	•	scharge and the respons		
			h the 125,000 gal. fuel ompacted soil was remove		
		t with the oil v		od and the concrete wi	ans and noors
			•		
			ation for sites larger tha Attach additional sheets		to present or to
the ca			• .	il necessary).	
	See_	Attachment III			· · · · · · · · · · · · · · · · · · ·
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				•••	
			l environmental permits		
	ous and current essary).	it owners or op	perators, applied for, rec	eived, or both (Attach	additional sheet
*	••	:6			·
	Check here	ii no permits a	re involvedX		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	A. New Jer	sey Air Polluti	on Control		• •
	Permit (Number	Certificate Number	Date of Approval or Denial	Reason for Denial (if applicable)	Expiration Date
					•
		· · · · · · · · · · · · · · · · · · ·			
				· · · · · · · · · · · · · · · · · · ·	
					
, .					
•			D. I. D. Janakan Mana	NT/A	
	B. Undergr	ound Storage	Fank Registration Numb	berN/A	
	~ · · · ·	5	N 1 7711	AUDDEC D	
	C. New Jer	sey Pollutant L	Discharge Elimination Sy	ystem (NJPDES) Pern	117
			N/A		•
	" , ,			•	1
•			· · · · · · · · · · · · · · · · · · ·		
Revision	on No:	·	•		
Revision	on Date:				•

Number	Discharge Activity	Date Issued or Denied	Expira Date	ition	Body of Water Discharge Into
		•	· · · · · · · · · · · · · · · · · · ·		3
		•	· · <u></u>		
			-	· · · · · · · · · · · · · · · · · · ·	
D. Resour	ce Conservation and]	Recovery Act (RC	CRA) permit #_	N/A_	
E. All other	er federal, state, local	government perm	its.		
				.	
Age	ncy Issuing Permit	Permit #	Type of Permit	Date of Approval or Denial	Expiration Date
N/A		· .			
		-	,		
Twin Ri	Division of Hazardous vers Professional Buil (2) Date of the enforce (3) Section of statute,	ding, East Windsomers cement action rule or permit al	or, NJ 08520 6/26/90 legedly violated		
· .	NJSA 58:10-23	.11e & NJSA 58:1	0-23.11c		
(4) Type of enforcement		Notice of Viola Attached, Attach		
(5) Description of the Discharg	violation e of a hazardous	substance		
(6) How was the viola The soil impacted disposal and the c	by the petroleum			
Revision No Revision Da					

13. Site Mai	13.	Site	Maj
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- A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, submit a scaled site plan, detailing the subject lot and block, property and or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells. See Figure 1
 - B. Scaled historical site maps and facility as built drawings (if available).
- C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map.

See Figure 2

Description	Attachment #
	

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Revision	No:
Revision	Date:

DESCRIPTION OF PAST OPERATIONS

Hamilton Industrial Park

Information indicates that the South Plainfield Developing Company owned and operated on the site between 1922 and 1924. The Spicer Manufacturing Corporation owned the facility between 1924 and 1929 when the property was acquired by the Plainfield Manufacturing Company. The Spicer Manufacturing Company operated on site between 8/34 and 12/34 when the property was purchased by Cornell-Dublier Electric Corporation. Cornell Dublier Electric Corp. maintained an electrical manufacturing operation until 1961 when the property was purchased by CRD Realty Corp. CRD Realty Corp. operated the facility as a rental property until 1976 when CRD Realty Corp. formed Marco Investing Corp. Marco Investing Corp. subsequently formed DSC of Newark Enterprises, Inc. in 1987. DSC currently owns the property.

Various Tenants have occupied portions of the facility and conducted different types of operations. The following is a list of previous tenants and their operations:

Tenants and Building #	Dates of Occupation	Use of Premises
Deco-Foam Inc. (Building 1)	11/77 - 2/82	Light Assembly and Molding of Foam Plastic Products
Impact Exhibits (Buildings 1,1C)	1/81 - 7/86	Warehouse and Light Assembly
Quality Bandcap Inc. (Building 1A)	9/78 - 5/82	Tire Rebuilding and Repair
Gauazzi tire (Building 1A)	8/78 - 3/83	Storage and Distribution of Tires
McByrne Inc. (Building 1A)	6/82 - 4/84	Storage and Distribution of Tires
B&H Metal Products (Building 6,1A,1C)	2/84 - 6/85	Metal Stamping and Storage of Metal Parts
Jesco Inc. (Buildings 1A,1B)	7/85 - 7/87	Storage and Distribution of Construction Equipment and Parts
Just Pkg. Inc. (Buildings 1C,1A,1B)	3/87 - 3/92	Packaging and Warehouse of Pharmaceutical Products Cosmetics and Luggage

Tenants and Building #	Dates of Occupation	<u>Use of Premises</u>
Marshall Rinker (Building 1A)	4/94 - 6/95	Detailing Old Cars
Nordic Viking (Building 1B)	9/84 - 3/85	Dead Storage
Forman Ind. Inc (Building 1B)	4/94 - present	Storage of Metal Grates and Cutting and Processing of Metal
Miller & Frey (Building 1C)	6/77 - 5/83	Machine Shop
Newark Glove & Safety Equ (Building 1D)	tip. Co. 4/86 - 4/87	Storage of Wholesale Safety Equipment
Promotion Assoc. (Building 2F)	12/87 - present	Assembly and Storage of Loose Leaf Vinyl Products
Alloys & Metals Co. (Building 2F)	8/79 - 12/81	Manufacture of Zinc and Aluminum Castings
Bill and Jim Trucking & War (Building 2A)	rehouse 11/83 - 8/84	Warehouse and Distribution of Bedding
M&B Die Co. (Building 2F)	2/85 - present	Manufacturer of Dies
Standard Paper Co. (Buildings 3,4)	5/78 - 5/87	Warehouse and Distribution of Paper Products
Able Metro Moving & Storag (Buildings 3,4)	ge Inc. 5/88 - present	Warehouse and Distribution of Furniture
AMK Electronics (Building 4A)	1977 - 1981	
Everlasting Floral Prod. (Building 4A)	12/93 - present	Storage of Artificial X-MAS Trees and Ornaments
Bervlee Furniture Corp. (Building 5)	11/77 - 7/82	Warehouse and Distribution of Furniture

Tenants and Building #	Dates of Occupation	Use of Premises
Columbia Prod.		
(Buildings 5, 5A)	5/85 - present	Manufacture and Storage of Automobile Alternators Carburetors
		and Starters
Select Furniture Delivery Inc. (Building 5A)	9/82 - 11/84	Warehouse and Distribution of
(Summing Ort)	0/02 11/04	Furniture
Bennett Inds.	1 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2	
(Building 5A)	2/79 - 1/93	Warehouse and Distribution of Plastic and Steel Parts
Heritage Pine Inc.	•	
(Building 6)	3/77 - 11/83	Manufacture and Warehouse of Wood Products
William Danna Anti-m Girm		Troducts
William Russo Action Sign (Building 6)	6/84 - 5/94	Manufacture of Signs
Port Tractor & Equipment (Building 7)	12/65 - 3/83	Tractor Repair
Steve Daley		
(Building 7)	5/83 - 11/83	Musicians Studio
Michael Carlos	12/83 - 10/84	Musician Studio
(Building 7)	12/65 - 10/64	Musician Studio
Heckel & Heckel (Building 13)	2/83 - 3/95	Storage and Repair of Mobile Construction Equipment
Colour Strat David Resource		
Galaxy Steel Door & Frames (Buildings 8,8A,9A)	3/90 - present	Manufacturer of Hollow metal Doors and Frames
National Components Corp.		
(Building 8)	3/77 - 2/82	Metal Cutting and Fabrication of Steel Products
National Fabrication Corp.		
(Building 8)	3/82 - 2/90	Cutting and Fabrication of Steel and Related Products
	. 10 m. 10 m	•
Evind Jorstad John Claussen C (Building 9)	Co. 3/81 - 5/84	Manufacture Cleaning Material and
•		Non-Flammable Paint

Tenants and Building #	Dates of Occupation	Use of Premises
New Brunswick Roofing & M (Building 9)	letal 8/84 - 9/90	Metal Stamping and Storage of Roofing
		Supplies
Mercury Pallet Inc.		
(Building 9A)	4/83 - 4/90	Manufacture and Storage of Pallets
Pioneer Associates and Erec (Buildings 9B,9C,17)	. Inc. 5/90 - present	Storage of Handling Equipment
KDB Ind.		
(Buildings 9B,9C)	1/80 - 2/87	Recondition of Truck Brakeshoes
George Equipment and Macl	hine	
(Buildings 9B,9C,17)	1/88 - 1/90	Storage and Repair of Machines
Universal Process Equip. Inc		
(Buildings 9B,9C,17)	11/90 - 4/92	Equipment Storage
Ultrasonic Powders		
(Building 10)	7/76 - 12/94	Storage and Manufacturer of Powder, Pressing and Electrical
Fabrication Tech.		
(Building 11)	4/94 - present	Manufacturer of Metal Stamps
Miniwax Trucking Co.		
(Building 11)	12/76 - 11/82	Truck Repair and Garage
Jonah Service Co.		
(Building 11)	4/83 - 1/85	Warehouse and Distribution of Janitorial Supplies
Atlantis Distribution	11/84 - 5/89	Injection Molding and Distribution of
(Building 11)	11/04 - 0/00	Plastic Products
Mr. USA Import Inc. (Building 11)	7/88 - 11/89	Warehouse and Distribution of Frames
		Pictures and Eyeglass Frames
Counties Inc.		
(Building 11)	11/90 - 8/92	Storage, Maintenance and Repair of Construction Vehicles and Equipment
M&L Distribution Inc. (Building 11)	1/93 - 2/94	Warehouse of Food Products
· · · · · · · · · · · · · · · · · · ·		
Edison Rubber Inc.		

Tenants and Building #	Dates of Occupation	<u>Use of Premises</u>
Commercial Lift Truck Inc. (Building 12)	9/86 - 2/90	Repair and Service of Fork Lift Trucks
Consumer Delivery Service (Building 12)	3/91 - 7/91	Delivery, Storage and Repair of Furniture
R&M Manufacturing	•	
(Building 12)	8/91 - present	Storage and Assembly of Cabinets
Jersey Environmental Material	Supply Corp.	
(Building 13)	4/77 - 3/83	Warehouse of A/C and Plumbing and Heating Equipment and Supplies
JRS Machine (Building 14)	8/76 - present	Machine Shop
Plainfield Beauty Supply Inc. (Building 15)	8/8 2 - 4/ 87	Storage of Beauty Supplies
Gundaker Fabrication (Building 15)	6/87 - present	Manufacturer and Warehouse of Car Accessory Kits
Paley Construction Co. (building 16)	7/82 - 6/87	Storage of Construction Equipment
Stan's Lawn Service (Building 16)	8/87 - present	Storage and Repair of Landscaping Equipment
Bussel Realty Corp.		
(Building 17)	4/84 - 8/87	Real Estate Broker
BE&K Communications (Land)	11/83 - 9/84	Cable TV Construction
DSM Enterprises (Building 10)	2/95 - present	Awning Manufacturer
RupCoe Heating and Plumbing (Building 6)	11/94 - present	Storage of Plumbing and Heating Equipment
Henderson Electric (Building 17, 9B offices)	4/95 - present	Office Use
Transport Logistics (Building 13)	5/95 - present	Truck Repair

The facility is currently occupied and operated by Norpak Corp. (DSC of Newark Corp.) Seventeen tenants, Forman Industries Inc., Promotion Associates, M&B Die Co., Able Metro Moving & Storage Inc., Everlasting Floral Prod., Columbia Prod., Galaxy Steel Door, Pioneer Associates, R&M Manufacturing, DSM Enterprises, RupCoe Heating and Plumbing, Henderson Electric, Transport Logistics, JRS Machine, Gundaker Fabrication, Fabrication Tech., and Stan's Lawn Service currently occupy the above referenced portions of the site (Section I.1).

A brief description of the most recent tenant operations is outlined in the above table.

ATTACHMENT II

HAZARDOUS SUBSTANCE/WASTE INVENTORY Materials Noted During the 2/21/95 Site Visit and Historical Site Data

	Typical Annual usage	Storage Method	Location on Site Map	Quantity to remain on site
Fuel Oil (125,000 Gallon Tank)	•	AST	AST	AST is out of service and
				reportedly has been cleaned
Fuel Oil (5 Abandoned Tanks)		AST	AST's	AST's are out of Service and
(5 Abandoned 12025)		AGI	ACL B	staged on site
Petroleum		AST	AST	Abandoned tank out of service and staged in a fenced in a enclosure
Petroleum		AST		enciosui e
		(Building 14)	AST	Approximately 250 gallon tank
••••••••••••••••••••••••••••••••••••••		UST	UST	UST located adjacent to
Unknown		USI	USI	building 11 of unknown size and contents and is out of
•				service
Pesticides		1-5 Gallon	Pesticide	
			Storage	Several 1 and 5 gallon containers
Solvents		0 000 15		
Acids & Bases		2-300 lb containers		
			Building 5	Attached

AST = Above Ground Storage Tank
UST = Underground Storage Tank

ATTACHMENT II Building 5 Columbia Productions Inc. HAZARDOUS EMISSIONS FROM EXHAUST STACKS

Paint Suray Booths

The following is a list of the materials that are emitted from the spray point booths.

Volatile Organic Compounds - average emission of 8.86 lbs/hour

Total Particulates - average emission of 0.011 lbs/hour

Carburator Washing Area

The following is a list of the ingredients that are used in the carburator washing area and are emitted into the stacks. The average emission of the materials is 0.04 lbs/hour.

Caustic Soda Hydrochloric Acid Particulate Sulphur Dioxide Carbon Monoxide Volatile Organic Compounds Nitrous Oxides

HAZARDOUS CHENICAL INVENTORY

Containers	Contenta	<u>Location</u>	* Amount on Site (AVG.)
			•
Carboys	Sulfurio Acid	Carburator washing	220 lb
Carboya	Nitrio Acid	Carburator washing	300 lb
Carboys	Muriatic Acid	Carburator washing	290 lb
Fiber Drum	Chromic Acid Flake	Carburator washing	300 lb
Metal Cylinder	Acetylene	Maintenance	160 in3
Hetal cylinder	Oxygen	Haintenance	50 lb
Metal cylinder	Propana	Shipping & Receiving	400 lb
Fiber Drum	Sodium Metabisulfite	Carburator washing	500 1b
Steel Drum	Naphtha	Haintenance Area	500 lb
Hetal Drum	Mineral spirits	Throughout facility	500 1b
Fiber Drum	Caustic Soda	Carburator washing	500 lb
Spray Cans	Paint, Lacquer	Throughout facility	7.5 g/week
Metal Cans	Thinner	Carburator assembly	500 1b
Matal Drums	Safety Rleen Solvent	Parts washing	80 g

g = gallons lb= pounds in3= cubic inches

ATTACHMENT III

AERIAL PHOTOGRAPH REVIEW NORPAK SOUTH PLAINFIELD SITE

1940

The western portion of the photograph did not appear in the photograph though the portion that was visible appears much the same as it does today.

1951

The buildings appear to be in the same configuration as they do the 1940 photograph and as they appear today. An area of exposed soil is present in the extreme southern portion of the property as well as to the south of the large above ground storage tank (AST).

1958

Some exposed soil is present in the extreme southern portion of the property. A berm is present around the AST, though no apparent debris or staining is present.

1962

The site appears much the same in the 1962 photograph as it does in the 1958 photograph though the low vegetation in the southern portion of the property contains scattered debris.

1974

The site appears to be in much the same condition in the 1974 photograph as it does in the 1962 photograph though to the south of building 14 there appears to be scattered equipment and debris including a possible trailer, boat and vehicles.

1991

The buildings appear the same in the 1991 photograph as they do in the 1974 photograph. The area to the south of building 14 appears to be a parking lot and storage area with low vegetation further to the south. Debris is apparent to the west of building 12.

ATTACHMENT IV NARRATIVE SUPPORTING PROPOSALS FOR SAMPLING

Above Ground Tanks (AST's) and Piping

Several former AST's have existed at the site and several AST's are present today. The 125,000 gallon AST located to the east of building 11 has been cleaned as part of the decommissioning process therefore no sampling is proposed.

An AST was observed in the southern portion of building 13 over a concrete floor. No staining or floor drains were noted in the vicinity of the tank, therefore, no sampling is proposed.

Surface stains were noted around the AST located to the south of building 14 therefore sampling in the vicinity of this tank is proposed.

Five abandoned AST's, approximately 2,000 gallon capacity, are staged in the southeastern portion of the property. No staining or release into the environment was apparent in the vicinity of the five tanks therefore no sampling is proposed.

An AST was observed in a fenced enclosure in the western portion of the site. No staining or release into the environment was apparent therefore no sampling is proposed.

Underground Storage Tanks

One UST was reported to exist at the site. The UST is reported to be located at the southern end of building 11. The size age and contents of the tank are unknown therefore it is proposed that the tank be decommissioned and confirmatory post excavation sampling be conducted.

Rail Spurs or Sidings

A rail road spur is located between building 4 and building 5, between buildings 2 and 4 as well as in portions of the southern portions of the property. No apparent signs of discharge were apparent. Based on the observations taken during the site visit no sampling of these areas is proposed.

Above and Below Ground Pump Stations

A condensate return pumping station is located in a recessed area of the floor in building 1B. No indications of a release to the environment was observed therefore no sampling is proposed.

Sump

A 2 feet square sump of undetermined depth was located in building 15. A release of fuel oil occurred in this area and a Notice of Violation was issued by the NJDEP in June of 1990. The release was subsequently remediated and therefore no sampling is proposed.

Pits

Two pits were located between buildings 13 and 16 each pit measured approximately 2.5 feet by 2.5 feet with an undetermined depth. No staining or evidence of a release were apparent. No sampling is proposed.

Rail/Truck Loading/Unloading Areas

Loading docks were located between buildings 13 and 9C, the southern end of building 11, the northern end of building 1 and between buildings 2 and 4. No evidence of a release was apparent. No sampling is proposed.

Storage Pads and Areas Including Drum and/or Waste Storage

Drums of roofing material were stored in a fenced enclosure in the western portion of the site. No staining or stressed vegetation was observed. No sampling is proposed.

<u>Dumpsters</u>

Dumpsters were noted in between building 13 and 9C, building 13 and the water tower and to the western parking lot. No staining or evidence of a release was noted in the vicinity of the dumpsters, therefore no sampling is proposed.

Chemical Storage Cabinets

A pesticide storage cabinet was located in the southeastern portion of building 16. The containers were secured and stored on shelves and pallets at the time of the site visit and no staining or evidence of a release were apparent. No sampling is proposed for this area.

Floor Drains or Trenches and Piping

Concrete pipe chases reported to be used for the former steam lines were noted in many of the buildings. No evidence of a release to the environment was apparent during the site visit. No sampling is proposed.

Roof Leaders When Process Operations Vent to Roof

Roof vents were noted to be located above the process tanks in the southeastern portion of building 5. Columbia Products Inc. operates a spray booth and a carburetor cleaning operation in the southeastern portion of building 5. The emissions from the spray paint booth and the carburetor washing operation are reported in Attachment II. No sampling is proposed.

Storm Sewer Collection Systems

Storm sewer collection systems were noted at the northern end of building 1 and 6, to the east of building 13, between buildings 4A and 5, between building 10 and 9A and in the western portion of building 16. No hazardous materials were observed to be stored in close proximity to these inlets and no staining was noted therefore no sampling is proposed.

Surface Water Bodies

A creek marks the property boundary at the southeastern portion of the site. No materials were stored in close proximity to the creek and no evidence of a release from this site was apparent. No sampling is proposed.

Septic

A septic system was located between buildings 11 and 12. Due to the nature of the materials used in building 12 (solvents, adhesives and paints) it is proposed that the septic tank be investigated through sampling.

Waste Piles

A soil pile was generated during the cleanup of a petroleum release and is staged adjacent to building 14. The soil pile will be properly disposed of following the appropriate sampling.

Transformer

Three transformers were noted to be located adjacent to buildings 15 and 18. No determination could be made if the transformers contained PCBs at the time of the site visit. No staining or stressed vegetation was noted. The presence of PCBs in the transformers should be determined. If PCBs are present, samples may be required.

Underground Piping Including Industrial Process Sewers

Underground piping including former steam pipe chases, and the storm sewer system are located throughout the facility. No evidence of a release in these areas was apparent therefore no sampling is proposed.

Discolored Areas or Spill Areas

A discolored area of soil was noted in the southern portion of the property. What appeared to be oily stains and electrical parts were noted in the vicinity of the discolored soil. It is proposed that sampling be conducted in this area to characterize the material. A discolored area of soil was also observed adjacent to the northeast exterior portion of building 10. It is proposed that sampling be conducted in this area to characterize the material.

Active or Inactive Production Wells

Three inactive production wells were located on the site. The wells were located in the northeast portion of building 5A, in the basement of building 18 and adjacent to the creek in the southeastern portion of the property. No hazardous materials were stored in close proximity to the wells and no visible evidence of a release to the environment was apparent. No sampling is proposed.

Boiler Rooms

The former boiler room was located in buildings 15 and 16. A fuel oil release associated with the former boiler had previously been remediated. Therefore no additional samples are proposed.

QUESTIONS: 2,4,6,7,9,18,19, 20, 21,23,24,27,28

PRELIMINARY ASSESSMENT REPORT HAMILTON INDUSTRIAL PARK 333 HAMILTON BOULEVARD SOUTH PLAINFIELD, NJ

Prepared For:

Norpak Corporation

Prepared By:

ENSA Environmental, Inc. 6205 Route 611, PO Box 369 Plumsteadville, PA 18949

May, 1995

ÉLÉTIFICATIONS

As the following cartification shall be signed by the highest ranking individual at the site with overall responsibility for that site or activity. Where there is no individual at the site with overall responsibility for that site or activity; this certification shall be signed by the individual having feaponsibility for the overall operation of the site or activity;

I contilly under penalty of low that the information provided in this document is true, accurate and complete: I am aware that there are significant civil penalties for knowingly submitting false, inaccurate of incomplete information, and that I am committing a crime of the fourth degree if I make a written false a statement which I do not believe to be true: I am also awars that if I knowingly direct or authorize the violation of any statute, I am personally itable for the penalties.

Typod/Printed Name anthony a Cor		
Bignature	Date <u>5/8/95</u>	
Sworn to and Subscribed Before He		
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Lave Chai		
HOLD LARA CORACI MOTHEY PUBLIC OF NEW JERSEY SOLVESTON EXPINES DEC. 201 19411 be	algned as follows:	,

- ta for a corporation, by a principal executive officer of at least the level of vice president; it for a partner or the proprietor, respectively; or
- 3: For a municipality, State, federal or other public agency, by either a principal executive diffeer or tanking elected official or
- 4; for persons other than 1.3 above, by the person with the legal responsibility for the site;

I contily under penalty of law that I have personally examined and am familiar with the information aubmitted herein and all attached documents, and that, based on my inquiry of those individuals immediately fosponalble for obtaining the information, I believe that the submitted information is frue, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting faise, insculhate of incomplete information, and that I am committing a crime of the fourth degree if I make a written faise streement which I do not believe to be true. I am also sware that If I knowingly direct or authorize the violation of any statute I am personally liable for the penalties:

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NOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES DEC. 28, 1997

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY DIVISION OF RESPONSIBLE PARTY SITE REMEDIATION CN 028, TRENTON, NJ 08625-0028

PRELIMINARY ASSESSMENT REPORT

Please refer to the instructions and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E-3.1 through 3.2., before completing this form. Answer all questions. Should you encounter any problems in completing this form, we recommend that you discuss the matter with a representative from the Site Remediation Program. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction. Please call (609), 633-7141 between the hours of 8:30 a.m. and 4:30 p.m. to request assistance.

PLEASE PRINT OR TYPE	Date	5/3/95	_
Industrial Establishment/Site	e Name <u>Hamilton</u>	Industrial Park	• .
Address 333 Hamilton	Boulevard		•
City or Town Sout	h Plainfield	Zip Co	de <u>07080</u>
Municipality		County Middle	sex
Lot(s)1 Blo	ck(s) <u>256</u>	_	
Site Remediation Program	Case Number or EPA	Identification Num	ber '
ISRA Case Nos.:	94456, 94473, 94474,	94475 & 94476	
10 Operational and Ownership His farmland. (Attach additional sheet	tory from the time the	site was naturally t	regetated or used a
Name	Owner/ Operator	From	To
Spicer Manufacturing Corp.	Owner/Operator Owner/Operator	11/29/22	<u> 11/17/24</u> <u> 3/20/29</u>
Plainfield Manufacturing Co.	Owner/Operator	3/20/29	8/22/34
Spicer Manufacturing Co.	Owner/Operator	8/22/34	12/10/34
Cornell Dublier Electric Corp.	Owner/Operator	12/10/34	6/31/61
Lamitex Inc./CRD Realty Corp.	Owner	6/31/61	11/30/76
Marco Invest., Corp.	_Owner	11/30/76	4/24/87
DSC of Newark Enterprises, Inc.	Owner	4/24/87	Present

See Attachment I		· · · · · · · · · · · · · · · · · · ·	
	•		
B. Include a detailed desc	ription of the most rese	ent anacations subject t	a this proliminary
ssessment (Attach addition		in operations subject t	o this premimary
,	,		
See Attachment I		 	
<u>:</u>	···	 	
. Hazardous Substance/W	aste Inventory: List all	raw materials, finished	broducts, formulat
nd hazardous substances,			
ntermediates and by-produ	cts that are or were his	torically present on the	site (Attach additi
heels if necessary).			
Material Typical	Storage Method/	Location Reference	To Remain on
Name Annual	Container Type/Size	Keyed to Site Map	site? If yes,
Usage			indicate quantity
	6 Att 1 197		
 .	See Attachment II		
	• •		
	· 		·
			· .
Summary of Wastewate	- Discharge of Canilogs	and/or Industrial Wast	å andlet kanilare.
ludges! present and past i	production processes, in	cluding dates, and thei	r respective water t
and broad and broad	uated, including ultimate	e and potential dischai	ge and disposal po
hall be identified and eval		nn-eite. All discharge	and disposal point
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3. Discharge Period	:			
From		Discharge Type & Quantity, if known	Disch	arge/Disposal Point
5/85	Present	Wastewater Gal/Day	Sani	tary Sewer
n accordance with N	N.J.A.C. 7:26E3.1	(c)1.v., a narrative sh	an also be pro	vided for each area o
Content; (E) Volume eports, description of Department-approve in place and there is with N.J.A.C.7:26E-3	et (F) Constructi of drum storage d leak detection no discharge his		cation; (H) Intry control teco N.J.A.C. 7:1E (tion must be c	egrity (i.e., tank test ords, unless a or 7:14B, has always to completed in accordate ATTACHMENT I Narrative Provided
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A. Provide a narrative of disposal processes for all process waste streams and disposal points. (Attach additional sheets if necessary).

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
	165/140	Site Map	168/140	165/140
Rail Spurs or Sidings	<u>_Y</u>	R.R. Condensate	<u>N</u>	<u> </u>
Above or below	<u> </u>	Pumps	N	Y
ground pump stations		<u> A GIMPO</u>		
	•	· · · · · · · · · · · · · · · · · · ·		
Sumps	Y	Sump	<u>N</u>	<u> </u>
Pits	<u> </u>	<u>Pit</u>	<u>N</u>	<u> </u>
Rail/Truck loading	Y	Loading Dock	<u>N</u>	Y
and unloading areas		Roof		
Storage pads and	Y	Equipment	N	Y
areas including Drum		- darbitani		
and/or waste storage				
		• • •		
Surface lagoons	<u>N</u>			<u>N</u>
and impoundments				*
Dumpsters	v	Dumpster	N	Y
Dumpatera		Pesticide Pesticide		
Chemical Storage	Y	Storage	<u>N</u>	Y
cabinets or closets				
		الديمانية		
B. Drainage systems	and areas, including,	without limitation	n:	
Floor drains or	v	Pipe chase, concrete patch	100	N 🗡
trenches and piping		concrete pater	103.	
trenenes and piping				
Process area sinks	N_			<u>N</u>
and piping which				
teceive process waste				
		Vent	44	• • • • • • • • • • • • • • • • • • • •
Roof leaders when	<u> </u>	Spray Booth		
process operations vent to roof				
vent to root,			AND THE	
Drainage swales and	N		*	De d'an <u>e Nordanda</u>
culverts			14:	
		Storm drain g	rate 🦠 💮	
Storm sewer	<u>Y</u>	Sanitary &	N	X_
collection systems		sewer stormgr	ate	
		7		
84 - 14 - 14 - 14 - 14 - 14 - 14 - 14 -				
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Veapon Dare			•	

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No
Storm Water and Detention ponds & fire water ponds	<u>N</u>			
Surface water bodies	<u> </u>	Creek	<u> </u>	<u> </u>
Septic systems, leach- fields or seepage pits	<u>Y</u>	Septic	<u> </u>	<u> </u>
Dry Wells	<u>N</u>			<u> </u>
C. Discharge and dis	posal areas, including	, without limit	ation:	
Waste Piles	<u> </u>	Soil/pile	N;	Y
Lanfills or Landfarms	<u>N</u>			<u> </u>
Sprayfields Incinerators	N N			<u>N</u> N
Open Pipe Discharges				<u> </u>
D. Other areas of ∞	ncern, including, with	out limitation		
Electrical Transforme and Capacitors Areas of stressed vegetation	rs <u>Y</u>	Transforme		<u>Y</u> <u>N</u>
Underground piping, including industrial process sewers	<u> </u>	Concrete Pa Sanitary sew		<u> </u>
Compressor vent discharges Non-contact cooling water discharges	<u>N</u>			<u>N</u>
Revision No: Revision Date:	- 1			

Area of Concern	Currently/Formerly exists at facility Yes/No	Location Reference Keyed to Site Map	Sampling Proposed Yes/No	Narrative Provided to support proposal Yes/No	· .
Discolored Areas or spill areas	<u> </u>	Stain	Y	<u> </u>	
Active or inactive production wells	<u> </u>	Well	<u>N</u>	<u> </u>	
E. Building interior limitation:	areas with a potential	for discharge	to the environm	nent, including, withou	ıt ·
Loading or transfer areas	<u>_n_</u>		· · · · · · · · · · · · · · · · · · ·	<u> </u>	
Waste Treatment are	eas <u>N</u>			<u> N</u>	
Boiler tooms	<u> </u>	<u> N</u>	N	Y	
Air vents and ducts	N	· · · · · · · · · · · · · · · · · · ·		- <u>N</u>	
Hazardous material storage or handling a	nreas N			<u> </u>	
F. Any other site sp	ecific area of concern.				
		i.			
, area of concern for v	evaluation of protecti which a waiver is reque certifications included	ested?		been completed for each Yes X No Yes No	ch
If No, then a waiver complete a site inves		by the Depart of concern to	verify the pres	applicant is expected to	O
A. Have any Industrial Es	n environmental quality previous sampling res lablishment not receive ed approval by the DepXYes (See	ults documented a no further partment?	ting environme r action approv		nŧ
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ndust urrer	ovide a discussion of rial establishment, in it status or copies of val(s), if appropriate	ncluding dates f Department o	of discha	rges, reme overnment	dial action to agency no i	aken, san	iple resu	t the ilts,
ontai	notice of violation v nination by the NJC r boiler.	vas issued to D DEP on June 20	OSC of No 6, 1990 fo	ewark Ente	rprises, Inc. elease of fu	for grou	ndwater ociated w	vith
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. Di	scharge History of F	Iazardous Subs	stances ar	nd Wastes:				•
u	Have there been a	ny discharges	of hazard	ous substat	ices and wa	stes?		
	· 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000	. •		4.4				
	X Yes (C	Complete Item	s B-E)	No	1.7			
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	Was the Department X Yes If yes, provide the Was a no-further- issued as a result of Yes (S	case #90-03 action letter, nof the cleanup	the disch N 3-23-1336 egative-d of this di	arge? lo (Go to II C eclaration ischarge?		•		eiter
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1. List all federal, state a	and local en	vironmental	permits a	t this facilit	y, includii	ng permits fo	r all :
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D. Resource	e Conservation and R	Lecovery Act (RC	RA) permit #	N/A	
E. All othe	r federal, state, local g	government perm	its.		
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В. (1) Name and address	of agency that in	itiated the en	forcement action	1 .
	ivision of Hazardous				
Twin Riv	ers Professional Build	ling, East Windso	r. NJ 08520		, .
r C	2) Date of the enforce	ement action	5/26/90		
		oment action		Average State	•
(3) Section of statute, NJSA 58:10-23.	rule or permit all 11e & NJSA 58:1	legedly violate 0-23.11c	d	
	学校		一点提高 通知的	AND CO.	•
(4	1) Type of enforceme		Notice of Viol		
	Automotive and a second	Copy A	Attached, Atta	ichment v	· · · · · · · · · · · · · · · · · · ·
(5) Description of the			転削機能 (報) 対抗機能の計 (大利機能の計 (大利権)	
	Discharge Discharge	of a hazardous s	ubstance		<u></u>
		······································			<u> </u>
(0	How was the violat				: :
	The soil impacted	by the petroleum	was excavate	d and stockpiled	on site pending
	disposal and the co	oncrete Hoors and	walls of the	Doner room wer	e cleaned.
	Δ γ' 		٠.		
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13.	Site	Map
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- A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, submit a scaled site plan, detailing the subject lot and block, property and or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells. See Figure 1
 - B. Scaled historical site maps and facility as built drawings (if available).
- C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map.

See Figure 2

14. List any other information you are submitting or which has been formerly requested by the Department:

Desc	cription		Attachment	#
				, , , , , , , , , , , , , , , , , , ,

PAWP60/FORM/PA-SOPLA.NOR

Revision No: Revision Date:

DESCRIPTION OF PAST OPERATIONS

Hamilton Industrial Park

Information indicates that the South Plainfield Developing Company owned and operated on the site between 1922 and 1924. The Spicer Manufacturing Corporation owned the facility between 1924 and 1929 when the property was acquired by the Plainfield Manufacturing Company. The Spicer Manufacturing Company operated on site between 8/34 and 12/34 when the property was purchased by Cornell-Dublier Electric Corporation. Cornell Dublier Electric Corp. maintained an electrical manufacturing operation until 1961 when the property was purchased by CRD Realty Corp. CRD Realty Corp. operated the facility as a rental property until 1976 when CRD Realty Corp. formed Marco Investing Corp. subsequently formed DSC of Newark Enterprises, Inc. in 1987. DSC currently owns the property.

Various Tenants have occupied portions of the facility and conducted different types of operations. The following is a list of previous tenants and their operations:

Tenants and Building #	Dates of Occupation	Use of Premises
Deco-Foam Inc. (Building 1)	11/77 - 2/82	Light Assembly and Molding of Foam Plastic Products
İmpact Exhibits		
(Buildings 1,1C)	1/81 - 7/86	Warehouse and Light Assembly
Quality Bandcap Inc. (Building 1A)	9/78 - 5/82	Tire Rebuilding and Repair
		일본 시설을 가득하다.
Gauazzi tire (†) (Building 1A)	8/78 - 3/83	Storage and Distribution of Tires
McByrne Inc. (Building 1A)	6/82 • 4/84	Storage and Distribution of Tires
(Building LA)	0/02 - 4/04	Diolage and Davidous of 1200
B&H Metal Products		그는 연별이 관련하는 그릇들이
(Building 6,1A,1C)	2/84 - 6/85	Metal Stamping and Storage of Metal Parts
Jesco Inc.		
(Buildings 1A,1B)	7/85 - 7/87	Storage and Distribution of
		Construction Equipment and Parts
Just Pkg. Inc. (Buildings 1C,1A,1B)	3/87 - 3/92	Packaging and Warehouse of
		Pharmaceutical Products Cosmetics and

Tenants and Building #	Dates of Occupation	Use of Premises
Marshall Rinker (Building 1A)	4/94 - 6/95	Detailing Old Cars
Nordic Viking (Building 1B)	9/84 - 3/85	Dead Storage
Forman Ind. Inc (Building 1B)	. 4/94 - present	Storage of Metal Grates and Cutting and Processing of Metal
Miller & Frey (Building 1C)	6/77 - 5/83	Machine Shop
Newark Glove & Safety Equ (Building 1D)	uip. Co. 4/86 - 4/87	Storage of Wholesale Safety Equipment
Promotion Assoc. (Building 2F)	12/87 - present	Assembly and Storage of Loose Leaf Vinyl Products
Alloys & Metals Co. (Building 2F)	8/79 - 12/81	Manufacture of Zinc and Aluminum Castings
Bill and Jim Trucking & Wa (Building 2A)	rehouse 11/83 - 8/84	Warehouse and Distribution of Bedding
M&B Die Co. (Building 2F)	2/85 - present	Manufacturer of Dies
Standard Paper Co. (Buildings 8,4)	5/78 - 5/87	Warehouse and Distribution of Paper Products
Able Metro Moving & Store (Buildings 8,4)	ge Inc. 5/88 - present	Warehouse and Distribution of Furniture
AMK Electronics (Building 4A)	1977 - 1981	
Everlasting Floral Prod. (Building 4A)	12/93 - present	Storage of Artificial X-MAS Trees and Ornaments
Berviee Furniture Corp. (Building 5)	11/77 - 7/82	Warehouse and Distribution of Furniture

Tenants and Building #	Dates of Occupation	Use of Premises
Columbia Prod.	· · · · · · · · · · · · · · · · · · ·	
(Buildings 5, 5Å)	5/85 - present	Manufacture and Storage of Automobile Alternators Carburetors
	·	and Starters
Select Furniture Delivery Inc.		
(Building 5A)	9/82 - 11/84	Warehouse and Distribution of Furniture
Bennett Inds. (Building 5A)	2/79 - 1/93	Warehouse and Distribution of Plastic
ŧ	•	and Steel Parts
Heritage Pine Inc.		
(Building 6)	3/77 - 11/83	Manufacture and Warehouse of Wood Products
· · · · · · · · · · · · · · · · · · ·		
William Russo Action Sign (Building 6)	6/84 - 5/94	Manufacture of Signs
Port Tractor & Equipment (Building 7)	12/65 - 3/83	Tractor Repair
Steve Daley (Building 7)	5/83 - 11/83	Musicians Studio
Michael Carlos		
(Building 7)	12/83 - 10/84	Musician Studio
Heckel & Heckel	},	
(Building 18)	2/83 - 3/95	Storage and Repair of Mobile Construction Equipment
	14 April 1985	
Galaxy Steel Door & Frames (Buildings 8,8A,9A)	3/90 - present	Manufacturer of Hollow metal Doors and Frames
		CHILL I I IIIICO
National Components Corp.		
(Building 8)	3/77 - 2/82	Metal Cutting and Fabrication of Steel Products
National Fabrication Corp.		
(Building 8)	8/82 - 2/90	Cutting and Fabrication of Steel and Related Products
Evind Jorstad John Claussen C		THE CONTRACT OF THE CONTRACT O
(Building 9)	8/81 · 5/84	Manufacture Cleaning Material and Non-Flammable Paint

Tenants and Building # Date	s of Occupation	Use of Premises
New Brunswick Roofing & Metal (Building 9)	8/84 - 9/90	Metal Stamping and Storage of Roofing Supplies
Mercury Pallet Inc. (Building 9A)	4/83 - 4/90	Manufacture and Storage of Pallets
Pioneer Associates and Erec. Inc. (Buildings 9B,9C,17)	5/90 - present	Storage of Handling Equipment
KDB Ind. (Buildings 9B,9C)	1/80 - 2/87	Recondition of Truck Brakeshoes
George Equipment and Machine (Buildings 9B,9C,17)	1/88 - 1/90	Storage and Repair of Machines
Universal Process Equip. Inc. (Buildings 9B,9C,17)	11/90 - 4/92	Equipment Storage
Ultrasonic Powders (Building 10)	7/76 - 12/94	Storage and Manufacturer of Powder, Pressing and Electrical
Fabrication Tech. (Building 11)	4/94 - present	Manufacturer of Metal Stamps
Miniwax Trucking Co. (Building 11)	12/76 - 11/82	Truck Repair and Garage
Jonah Service Co. (Building 11)	4/83 - 1/85	Warehouse and Distribution of Janitorial Supplies
Atlantis Distribution (Building 11)	11/84 - 5/89	Injection Molding and Distribution of Plastic Products
Mr. USA Import Inc. (Building 11)	7/88 - 11/89	Warehouse and Distribution of Frames, Pictures and Eyeglass Frames
Counties Inc. (Building 11)	11/90 - 8/92	Storage, Maintenance and Repair of Construction Vehicles and Equipment
M&L Distribution Inc. (Building 11)	1/93 - 2/94	Warehouse of Food Products
to a Mailding 111		

Tenants and building #	Dates of Occupation	Use or Premises
Commercial Lift Truck Inc. (Building 12)	9/86 - 2/90	Repair and Service of Fork Lift Trucks
Consumer Delivery Service (Building 12)	3/91 - 7/91	Delivery, Storage and Repair of Furniture
R&M Manufacturing (Building 12)	8/91 - present	Storage and Assembly of Cabinets
Jersey Environmental Mate (Building 13)	rial Supply Corp. 4/77 - 3/83	Warehouse of A/C and Plumbing and Heating Equipment and Supplies
JRS Machine (Building 14)	8/76 - present	Machine Shop
Plainfield Beauty Supply Inc (Building 15)	e. 8/82 - 4 /87	Storage of Beauty Supplies
Gundaker Fabrication (Building 15)	6/87 - present	Manufacturer and Warehouse of Car Accessory Kits
Paley Construction Co. (building 16)	7/82 - 6/87	Storage of Construction Equipment
Stan's Lawn Service (Building 16)	8/87 - present	Storage and Repair of Landscaping Equipment
Bussel Realty Corp. (Building 17)	4/84 - 8/87	Real Estate Broker
BE&K Communications (Land)	11/83 - 9/84	Cable TV Construction
DSM Enterprises (Building 10)	2/95 - present	Awning Manufacturer
RupCoe Heating and Plumb (Building 6)	ing 11/94 - present	Storage of Plumbing and Heating Equipment
Henderson Electric (Building 17, 9B offices)	4/95 - present	Office Use
Transport Logistics (Building 13)	5/95 - present	Truck Repair

The facility is currently occupied and operated by Norpak Corp. (DSC of Newark Corp.) Seventeen tenants, Forman Industries Inc., Promotion Associates, M&B Die Co., Able Metro Moving & Storage Inc., Everlasting Floral Prod., Columbia Prod., Galaxy Steel Door, Pioneer Associates, R&M Manufacturing, DSM Enterprises, RupCoe Heating and Plumbing, Henderson Electric, Transport Logistics, JRS Machine, Gundaker Fabrication, Fabrication Tech., and Stan's Lawn Service currently occupy the above referenced portions of the site (Section I.1).

A brief description of the most recent tenant operations is outlined in the above table.

ATTACHMENT II

HAZARDOUS SUBSTANCE/WASTE INVENTORY Materials Noted During the 2/21/95 Site Visit and Historical Site Data

			•	
<u>Material Name</u>	Typical Annual usage	Storage <u>Method</u>	Location on Site Map	Quantity to remain on site
Fuel Oil (125,000 Gallon Tank)		AST	AST	AST is out of service and reportedly has been cleaned
学是一个		· · · · · · · · · · · · · · · · · · ·		
Fuel Oil (5 Abandoned Tanks)		AST	AST's	AST's are out of Service and staged on site
Petroleum		AST	AST	Abandoned tank out of service and staged in a fenced in
				enclosure
Petroleum		AST (Building 14)	Ast	Approximately 250 gallon tank
Unknown		UST	UST	UST located adjacent to building 11 of unknown size
				and contents and is out of service
Pesticides		1-5 Gallon	Pesticide Storage	Several 1 and 5 gallon containers
Solvents Acids & Bases		2-300 lb containers	Building 5	Attached

AST = Above Ground Storage Tank
UST = Underground Storage Tank

Paint Spray Booting

The following is a list of the materials that are emitted from the spray paint booths.

Volatile Organic Compounds - average emission of 8.86 lbs/hour

Total Particulates - average emission of 0.011 lbs/hour

Carburatur Washing Area

The following is a list of the ingredients that are used in the carburator washing area and are emitted into the stacks. The average emission of the materials is 0.04 lbs/hour.

Caustic Soda Hydrochloric Acid Parliculate Sulphur Diozide Carbon Monoxida Volable Organic Compounds Nitrous Oxides

containers	Contents	<u>Tocation</u>	on site
carboys	sulfurio acid	carburator washing	220 lb
Carboys	Ritrio acid.	carburator washing	300 lb
Carboys	imriatio Acid	Carburator washing	290 lb
Fiber Drum	Chromic Acid Flake	Carburator. washing	300 lb
Hetal Cylinder	Acetylene	Maintenance	160 in3
Metal cylinder	Oxygen	Maintenance	50 1b
Metal cylinder	Propana	shipping & Receiving	400 lb
riber Drum	sodium Matabisulfite	carburator washing	500 lb
	Naphtha	Maintenance Area	500 lb
steel Drum	Mineral spirits	Throughout feeillity	500 16
Hetal Drum	Caustic sods	carburator washing	500 1b
siber brum	Paint, Lacquer	Throughout facility	7.5 g/weel
Spray Cans	Thinner	Carburator assembly	500 lb
Metal Drums	Safety kleen solvent	Parts washing	80 g

g = gailons

the pounds

inde cubic inches

ATTACHMENT III

AERIAL PHOTOGRAPH REVIEW NORPAK SOUTH PLAINFIELD SITE

1940

The western portion of the photograph did not appear in the photograph though the portion that was visible appears much the same as it does today.

1951

The buildings appear to be in the same configuration as they do the 1940 photograph and as they appear today. An area of exposed soil is present in the extreme southern portion of the property as well as to the south of the large above ground storage tank (AST).

1958

Some exposed soil is present in the extreme southern portion of the property. A berm is present around the AST, though no apparent debris or staining is present.

1962

The site appears much the same in the 1962 photograph as it does in the 1958 photograph though the low vegetation in the southern portion of the property contains scattered debris.

1974

The site appears to be in much the same condition in the 1974 photograph as it does in the 1962 photograph though to the south of building 14 there appears to be scattered equipment and debris including a possible trailer, boat and vehicles.

1991

The buildings appear the same in the 1991 photograph as they do in the 1974 photograph. The area to the south of building 14 appears to be a parking lot and storage area with low vegetation further to the south. Debris is apparent to the west of building 12.

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Above Ground Tanks (AST's) and Piping

Several former AST's have existed at the site and several AST's are present today. The 125,000 gallon AST located to the east of building 11 has been cleaned as part of the decommissioning process therefore no sampling is proposed.

An AST was observed in the southern portion of building 13 over a concrete floor. No staining or floor drains were noted in the vicinity of the tank, therefore, no sampling is proposed.

Surface stains were noted around the AST located to the south of building 14 therefore sampling in the vicinity of this tank is proposed.

Five abandoned AST's, approximately 2,000 gallon capacity, are staged in the southeastern portion of the property. No staining or release into the environment was apparent in the vicinity of the five tanks therefore no sampling is proposed.

An AST was observed in a fenced enclosure in the western portion of the site. No staining or release into the environment was apparent therefore no sampling is proposed.

Underground Storage Tanks

One UST was reported to exist at the site. The UST is reported to be located at the southern end of building 11. The size age and contents of the tank are unknown therefore it is proposed that the tank be decommissioned and confirmatory post excavation sampling be conducted.

Rail Spurs or Sidings

A rail road spur is located between building 4 and building 5, between buildings 2 and 4 as well as in portions of the southern portions of the property. No apparent signs of discharge were apparent. Based on the observations taken during the site visit no sampling of these areas is proposed.

Above and Below Ground Pump Stations

A condensate return pumping station is located in a recessed area of the floor in building 1B. No indications of a release to the environment was observed therefore no sampling is proposed.

Sump

A 2 feet square sump of undetermined depth was located in building 15. A release of fuel oil occurred in this area and a Notice of Violation was issued by the NJDEP in June of 1990. The release was subsequently remediated and therefore no sampling is proposed.

Pits

Two pits were located between buildings 13 and 16 each pit measured approximately 2.5 feet by 2.5 feet with an undetermined depth. No staining or evidence of a release were apparent. No sampling is proposed.

Rail/Truck Loading/Unloading Areas

Loading docks were located between buildings 13 and 9C, the southern end of building 11, the northern end of building 1 and between buildings 2 and 4. No evidence of a release was apparent. No sampling is proposed.

Storage Pads and Areas Including Drum and/or Waste Storage

Drums of roofing material were stored in a fenced enclosure in the western portion of the site. No staining or stressed vegetation was observed. No sampling is proposed.

Dumpsters

Dumpsters were noted in between building 13 and 9C, building 13 and the water tower and to the western parking lot. No staining or evidence of a release was noted in the vicinity of the dumpsters, therefore no sampling is proposed.

Chemical Storage Cabinets

A pesticide storage cabinet was located in the southeastern portion of building 16. The containers were secured and stored on shelves and pallets at the time of the site visit and no staining or evidence of a release were apparent. No sampling is proposed for this area.

Floor Drains or Trenches and Piping

Concrete pipe chases reported to be used for the former steam lines were noted in many of the buildings. No evidence of a release to the environment was apparent during the site visit. No sampling is proposed.

Roof Leaders When Process Operations Vent to Roof

Roof vents were noted to be located above the process tanks in the southeastern portion of building 5. Columbia Products Inc. operates a spray booth and a carburetor cleaning operation in the southeastern portion of building 5. The emissions from the spray paint booth and the carburetor washing operation are reported in Attachment II. No sampling is proposed.

Storm Sewer Collection Systems

Storm sewer collection systems were noted at the northern end of building 1 and 6, to the east of building 13, between buildings 4A and 5, between building 10 and 9A and in the western portion of building 16. No hazardous materials were observed to be stored in close proximity to these inlets and no staining was noted therefore no sampling is proposed.

Surface Water Bodies

A creek marks the property boundary at the southeastern portion of the site. No materials were stored in close proximity to the creek and no evidence of a release from this site was apparent. No sampling is proposed.

Septic

A septic system was located between buildings 11 and 12. Due to the nature of the materials used in building 12 (solvents, adhesives and paints) it is proposed that the septic tank be investigated through sampling.

Waste Piles

A soil pile was generated during the cleanup of a petroleum release and is staged adjacent to building 14. The soil pile will be properly disposed of following the appropriate sampling.

Transformer

Three transformers were noted to be located adjacent to buildings 15 and 18. No determination could be made if the transformers contained PCBs at the time of the site visit. No staining or stressed vegetation was noted. The presence of PCBs in the transformers should be determined. If PCBs are present, samples may be required.

Underground Piping Including Industrial Process Sewers

Underground piping including former steam pipe chases, and the storm sewer system are located throughout the facility. No evidence of a release in these areas was apparent therefore no sampling is proposed.

Discolored Areas or Spill Areas

A discolored area of soil was noted in the southern portion of the property. What appeared to be oily stains and electrical parts were noted in the vicinity of the discolored soil. It is proposed that sampling be conducted in this area to characterize the material. A discolored area of soil was also observed adjacent to the northeast exterior portion of building 10. It is proposed that sampling be conducted in this area to characterize the material.

Active or Inactive Production Wells

Three inactive production wells were located on the site. The wells were located in the northeast portion of building 5A, in the basement of building 18 and adjacent to the creek in the southeastern portion of the property. No hazardous materials were stored in close proximity to the wells and no visible evidence of a release to the environment was apparent. No sampling is proposed.

Boiler Rooms

The former boiler room was located in buildings 15 and 16. A fuel oil release associated with the former boiler had previously been remediated. Therefore no additional samples are proposed.

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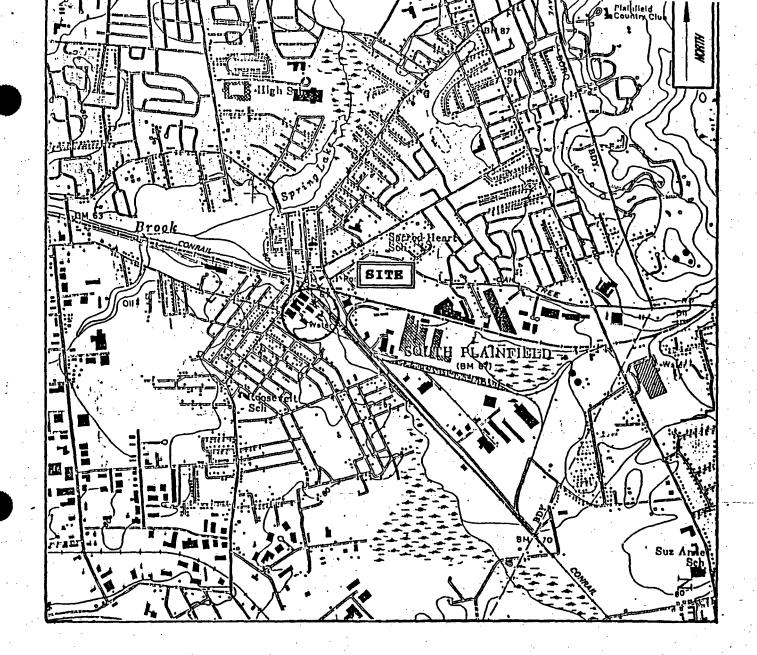
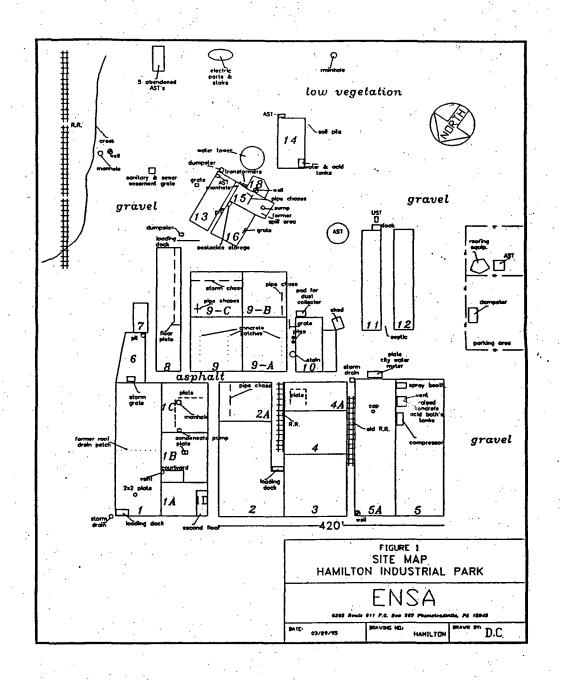


FIGURE 2 SITE LOCATION MAP

HAMILTON INDUSTRIAL PARK
333 HAMILTON BOULEVARD
SOUTH PLAINFIELD,
MIDDLESEX COUNTY, NEW JERSEY

PORTION OF PLAINFIELD QUADRANGLE

Scale: 1:24,000



QUESTIONS: 2,4,6,7,9,18,19,20, 21,23,24,27,28



THE FOLLOWING INFORMATION IS EXCLUDED FROM THE 5/2/95 PA FOR SOUTH PLAINFIELD.

Space leased Tenant name	Building No.	<u>Date taken</u>	<u>Use</u>
Central Jersey Trading Co., LLC.	9C	5/1/95	storage of paper products
Robalo Enterprises, Inc.	5A	6/1/95	warehousing clothing
Mr. Pepe Driving School	1D + outside land	2/1/96	truck driving school
Forman Industries	1 A	10/1/94	storage of metal grates and cutting & processing of metal

	•	•
Space vacated Tenant name	Building No.	Date vacated
Marshall Rinker	1A	6/20/94
Forman Industries	1A	9/30/95
Forman Industries	1B	4/30/96
Stanley Bialecki	16	11/30/95
Galaxy Steel Door & Frame	7,8,9	2/29/96
M & B Die Co.	2A	4/30/96
Henderson Electric	17 & 9B offices	1/31/96
Rarker Interior Plantscape	4A	12/21/95
r. Pepe Driving School	1D + outside land	10/2/96